

Department of Buildings & General Services 2 Governor Aiken Avenue Montpelier, VT 05633-5801

[phone] 802-828-3314 [fax] 802-828-3533 Agency of Administration

February 20, 2019

Village of Old Bennington 1154 Park Street PO Box 205 Old Bennington, Vermont 05201

Attn: Mr. Dennis C. McCarthy, Administrative Officer

Re: State of Vermont, Bennington Monument Historic Site Emergency Generator

Dear Mr. McCarthy:

Thank you for the recent communications with your interpretation and definition of how the proposed generator project is interpreted within the local by laws. I agree with your interpretation in that the generator does not meet the definition of a structure and should be considered an appurtenance of the current structures and be viewed no differently than the existing electrical utility components.

The intended addition of an emergency generator is necessary to alleviate a public safety concern that the State of Vermont, Division for Historic Preservation has with public use of the Bennington Monument. In the past there have been unscheduled power outages at the historic site that have affected operation of the monument elevator and lighting system. Site visitors have been stranded in the monument at the observation level and in the elevator car while being transported. The intent is to install an exterior mounted emergency generator near the existing Green Mountain power transformer and meter panel in the northwest corner of the property. The generator would be designed to start automatically and provide emergency power to the monument in the event of a utility power outage.

The generator system is being designed by Robert Kischko, Electrical Engineer with DuBois & King Inc. Their firm is under contract with the State of Vermont, Department of Buildings & General Services who is assisting the Division for Historic Preservation with design, permitting and construction of this project.



Page Two

Letter to Mr. Dennis McCarthy, Administrative Officer, Village of Old Bennington

For the upcoming Planning Commission meeting, I have enclosed the following:

1. Zoning Application for the referenced project and property

2. Generator design drawings EO.1, EO.2 and E1.0 dated December 2018

3. Estimate of Probable Construction Cost developed by Dubois & King Engineering

4. SOV Treasurers Check # 0000162625 in the amount of \$345.00 for the permit fee/recording fee

For your information and according to State law, the Town's review of this project is limited to the aspects of the project specified in State Statute Title 24 VSA §4413

(a) The following uses may only be regulated with respect to location, size, height, building, bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended functional use.

You may or may not have been aware of this State law, but it is important to recognize this statute in the initial stages of permit review.

I also need to note that based on court rulings, the State is not subject to local permitting fees. However, we are aware of permitting expenses incurred locally and have enclosed a \$ 325.00 application fee and a \$20.00 recording fee as indicated on this application. Please note that this payment is not meant to constitute a waiver of the State's exemption from permitting fees and we will be agreeable to discuss other fees which may be associated to the Town's' review of this project.

If you have any questions or concerns regarding the project, please contact me at (802) 828-5695 or email me at merle.miller@vermont.gov. I appreciate your assistance to date and look forward to working cooperatively on the proposed emergency generator project. We believe that it can be a mutually beneficial project for the State and the Village of Old Bennington by assuring that public safety issues for visitors to the historic site are addressed.

Sincerely,

Merle Miller

Project Manager
Well Wille

Copy: Joe Aja, Director of Design and Construction

Tracy Martin, Div. for Historic Preservation

Gregg Harris, Staff Attorney

Master File Permit File

Busington VT Town Clerk's Officer N at niclack minutes M block or page of Becombs

Lowe Clark

APPLICATION FOR ZONING PERMIT

Village of Old Bennington

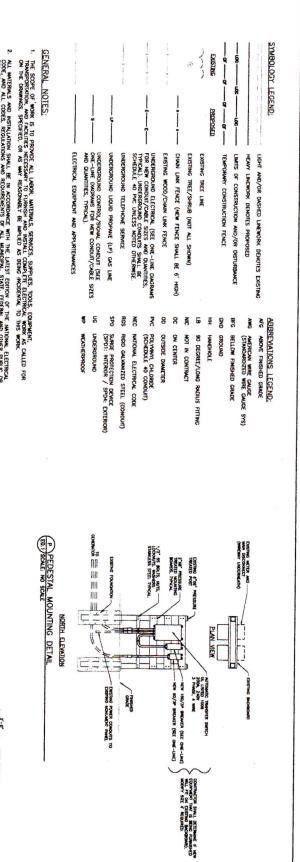
PD Box 1502 - Okt Bearington, Vermont 85201

ISUBMIT IN OUPLICATE

NOTE: Read the instructions on the back of this sheet before proceeding.
NAME OF APPLICANT STATE OF VERMONT DEPARTMENT OF BUILDINGS+ GENERAL SERVICES Address & GOVERNOR AIKEN AVE, MONTPELIER, VERMONT 05633 Phone BOZ- & ZE-3314
NAME OF PROPERTY OWNER (It different from shove) STATE of VERMONT DIV. FOR HISTORIC PRESERVATIONAL LIFE DRIVE, DEANE C. DAVIS BUILDING GTH FLOOR Address MONTPELIER, VERMONT 05620-0501
LOCATION OF PROPERTY
TAX MAP: Viap 05(Block 015 Lot 65876
LOT SIZE 4.55 acres Frontage on Public Road 1000 + ft. & Public Water & Public Sewer
TYPE OF USE: Residential D'Business D'Agriculture! Institutional D'Subdivision
☐ Sign ☐ Change of Use ☐ New Construction ☐ Addition ☐ Alteration ☐ Amendment
IF APPLICATION IS FOR CHANGE OF USE: Existing Use
Proposed Use Iff business or institutional use, attach descriptions
IF APPLICATION IS FOR NEW CONSTRUCTION, ADDITION, ALTERATION OR AMENDMENT: Describe
ADD AN EMERGENCY GENERATOR IN THE N.W. CORNER OF
THE PROPERTY TO OPERATE THE MONUMENT POWER NEEDS IN EMERGENCIE
BUILDING Length 37 H. Width 37 H. Height 306 t. No. of Stories N/A
SETBACK FROM PROPERTY LINES: Front ft. Rear ft. Side ft Side ft
cost of project \$ 75,000.00 (Include land preparation and all subcontrators' costs. Attach builder's estimate, if available). Appropriate fee (see fee schedule) must accompany application.
I woderstand I must secure a certificate of useroccupancy before using or occupying this raycture. I have by certify that all statements contained herein and in all accomplanying documents are time for correct, to the best of my knowledge. Cate 2/4/19 Appricant's Signature Like 1/4/19 Appricant's Signature
ZONING ADMINISTRATOR'S REPORT
ACTION TO PIC RETERRED TO PC MCDCM) Date 04-00-2019
Cl Approved T Approved with conditions Cl Denied Date
CONDITIONS/COMMENTS:
O MANI
Shari Date Complement Date Date
Note that usual forms about the of the control has remarked as a control of the c

No charges from approved describe the made during construction of PROR approval of the words a fact to a source.

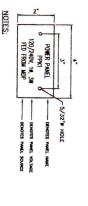
An interestable party may impose any decision of the corring office within 15 days of and decision in the fearing Commission, in one is reconstruct this party has an appeal period of 20 days. The dates of these particular were constructions are made and approximately and the party of the party of the fear and the corring office is appeal has based. As a conduct of this period, constitution fears are implied to 196 and to 8,00 air. Manday the finday and 100 airs to 2,10 pm, on Securicals. No word is allowed on Sondays or respect to hidden. This period is find expire and have no affect on as substantial consocious has commenced within one year of the date the pair to was gramed unless an extension is gramed before the pair to was gramed.



NOT FOR CONSTRUCTION PRELIMINARY PLANS 20 DEC. 2018

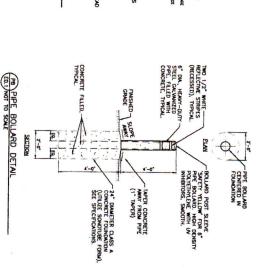
EKINGUE P PARCY I DESS IN LOS IN TO SESS IN LOS INSTITUTIONS IN TO SESS IN LOS INSTITUTIONS IN THE CONTROL I LADIONS.

- 2 O.C., MO ALL ODOES, REGILANDES MALL BE IN ACCEPTANCE WITH HE LATEST EDITION OF THE MATIONAL ELECTRICAL CO.C., AND ALL COORSE, REGILANDES AND RECORDERENTS OF ALL MANDERS, LATES, TEDERAL, AND DITHER PUBLIC DR PRIVATE AUTHORITIES WHICH HAVE JURISDICTION. IN EACH CASE, CODES ARE MINIAUM REQUIREMENTS.
- SECURE AND PAY COSTS OF PERMITS, CERTIFICATES, LICENSES, INSPECTIONS, AND APPROVALS. ANY POWER OUTAGE SHALL BE SCHEDULED AND APPROVED BY THE UTILITY COMPANY AND COORDINATED BY THE STATE OF VERNONT (BGS)
- DEMINISS ARE DIAGRAMANTIC AND INDICATE THE GENERAL ARRANGEMENT OF WORK. BASIC DESIGN CONCEPTS INCOCATED ARE MINIMAL AND MUST BE. ETHER FOLLOWED OR BETTERED. WORK IS NOT SHOWN IN DETAIL BUT IS INTENDED TO INCLIDED TELES RECESSANTY FOR PROPER OPERATION AND COMPLETION. DO NOT SCALE DRAWNOS, FIELD VERIFY ALL LOCATIONS, ELEVATIONS, AND DIMENSIONS.
- EERCHE ALL WORK IN A NEXT AND WORKMAHINE MANNER IN COMPORMANCE WITH BEST MODERN TRADE PRACTICE, BY COMPORENTED, DEPORTMEND MECHANICS, PRESENTING A NEXT APPEARANCE WHEN COMPLETED, REPLACE WORK NOT APPROVED BY COTH WHEN COMPLETED, REPLACE WORK NOT APPROVED BY COTH WHEN COMPLETED, REPLACE WORK NOT
- PROVIDE A SEPARATE GREEN GROUND WIRE IN ALL POWER CIRCUITS.
- ECH LINGTON IN ANY OF THE MEINE SYSTEMS SHALL BE MADE IN AN DEPROVED, METALLIC JUNCTION BOX. SUCH BOX SHALL BE SURFALE FOR THE EQUE MON MARBER OF COMMUNICASE AND REPORTS OF BE INSTALLED, AN WELL AS THE COMMUNICA ENCOUNTERED. ALL SPLICES SHALL BE MADE WITH APPROVED, MECHANICAL COMMERCIANS. during rough in and finished stages of construction, the electrical contractor shall be responsible to protect and keep clean all electrical equipment, panels, fixtures and devices.
- AS THERE MAY BE WARDUS CONDITIONS AT THE SITE WHICH DO NOT SHOW ON THE ACCOMPANING DOWNINGS OR WHICH AME AT WARWARD MATHER CONDITIONS INDUCATED ON THE DOWNINGS. IT IS MEDITARY TO A BOODER VISIT THE SITE AND ACQUART THEMSELVES WITH ENSTING CONDITIONS AND TAKE THESE CONDITIONS WID ABOURT CONSIDERATION OF REPARKS THERE BID. EACH BOODER SALL OBTIAN INFORMATION OR MAKE MAY MEASURED FOR PROJECT. LACK OF KNOWLEDGE RELATINE TO EXISTING SITE CONDITIONS WILL NOT BE ALLOWED AS A BASIS FOR ETHAL OWNERDSESSATION.
- 10. THE FINISHED INSTALLATION SHALL BE COMPLETE IN EVERY RESPECT AND DETAIL, TESTED AND LEFT READY IN PERFECT OPERATING CONDITION FOR THE GOVERNMENT'S USE.
- MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITERS' LABORATORIES OR STATE OF VERNIONT ACCEPTABLE TESTING AGENCY AND SHALL BE INSTALLED IN ACCORDANCE WITH SUCH LISTINGS.
- 12. THE COMPACTOR SHALL GUARANTEE THAT MATERALS, EQUIPMENT AND WORKGAMSHIP PROVIDED SHALL BE FREE FROM OFFICIS IN MATERIAS OR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK DONE UNDER THIS CONTRACT, AND STALL REPLACE PARIS FOUND TO BE DEFECTIVE WITHIN THE PERIOD CONERED BY SUCH CLARANTEE, WITHOUT COST TO THE COVERNMENT.
- INSTALLATION(S) SHALL BE MADE IN ACCORDANCE SPECIFICATIONS, DRAWING COMPLIANCE AND WITH MANUFACTURER'S RECOMMENDATIONS.
- 14. SOIL WHICH REQUIRES REMOVAL FOR THE INSTALLATION OF FENCE POSTS, SUPPORT PEDESTAL STRUCTURES, CONCRET PADS (FOR NEW PAD MOUNTED EQUIPMENT) ETC., SHALL BE DISPOSED OF AS DIRECTED BY THE STATE OF VERMONT.

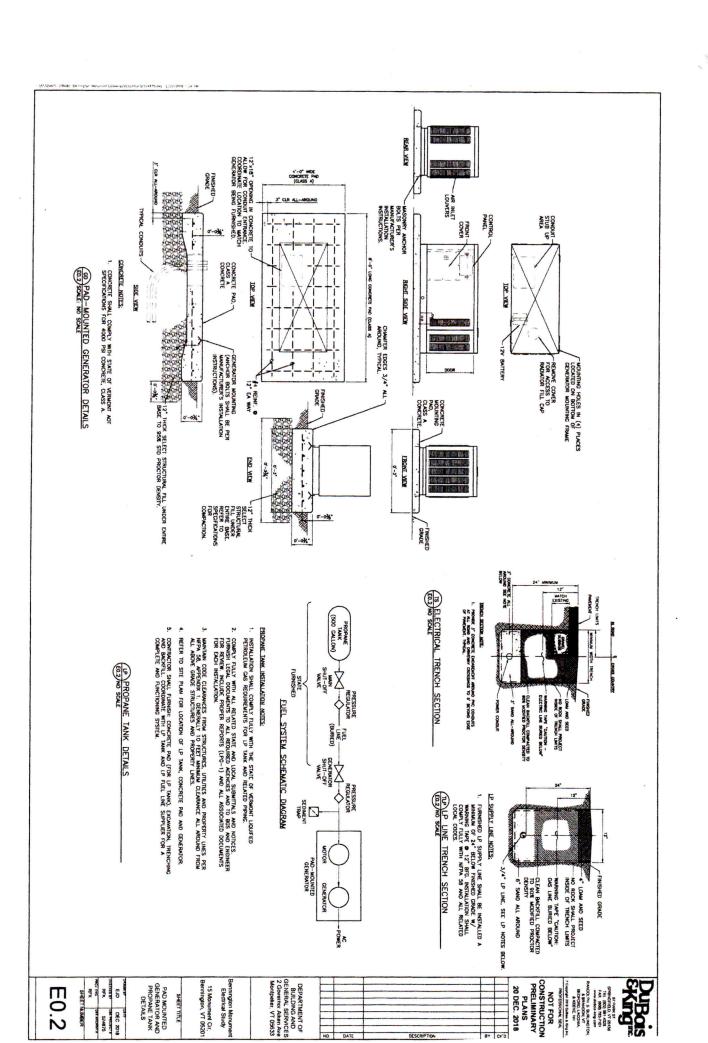


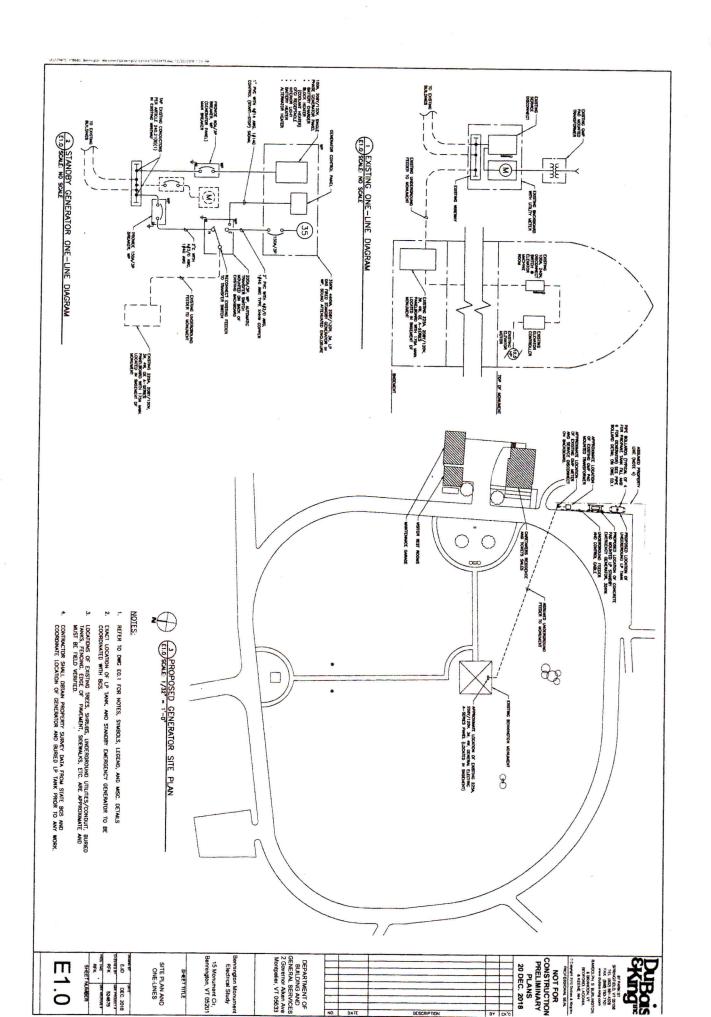
- PROVIDE NAMEPLATES FOR ALL PANELS, TRANSFER SWITCHES, DISCONNECTS, SURGE PROTECTION DEVICES AND ENCLOSED ELECTRICAL EQUIPMENT, TYPICAL
- PROVIDE NEW TYPED DIRECTORY CARDS FOR ALL PANELBOARDS THAT HAVE BEEN MODIFIED.
- SECURE NAMEPLATE TO SURFACES WITH (2) FLAT-HEAD BRASS SCREWS. SEAL WATERTIGHT W/ SILICONE.

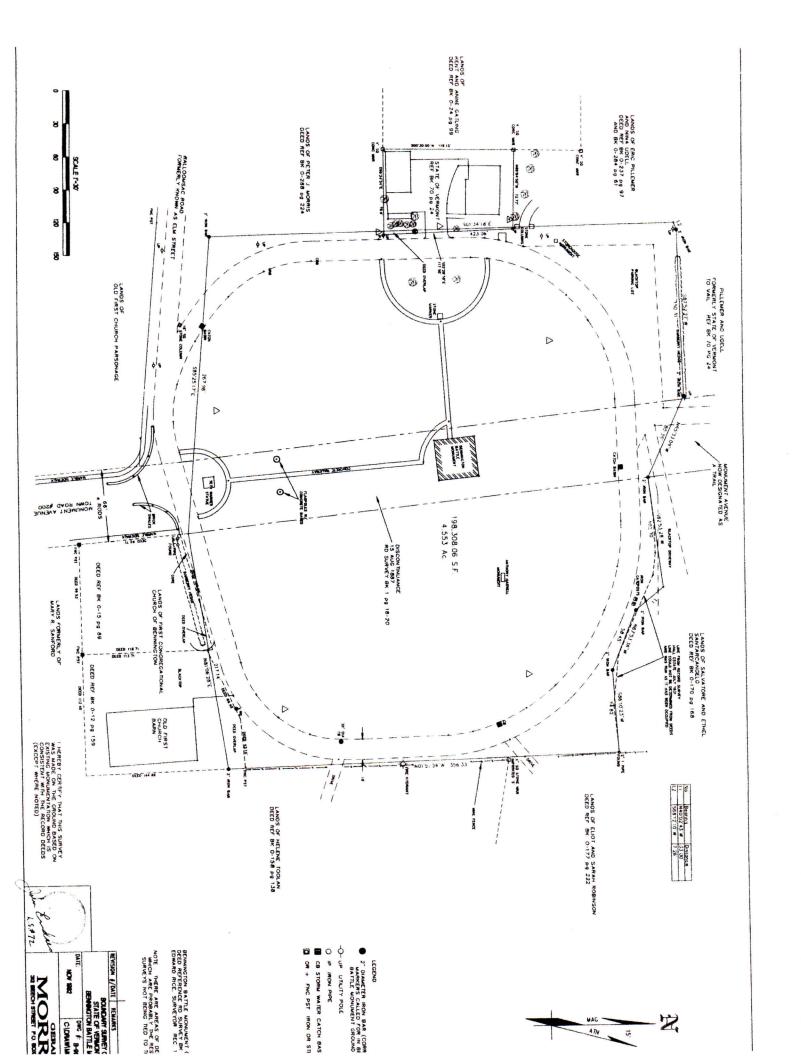




DEPARTMENT OF BUILDING AND GENERAL SERVICES 2 Governor Aiken Ave Montpeller, VT 05633 AND GENERAL NOTES 15 Monument Cir. Bennington, VT 05201 E0.1 ennington Monument Electrical Study SHEET TITLE DEC. 2018







75,000.00	Say								
\$ 73,319.53	Total with O&P (25%) \$	Total w					cost	tal estimated	Contractor overhead and profit are estimated at 25% value of total estimated cost
\$ 58,655.63	TOTAL \$								
									- No job trailer / telephone
									- Not included is LP tank, tank installation or fuel lines
\$ 3,500.00	4		\$ 1,500.00		\$ 2,000.00	20.00	If \$	100	Excavation - renching/backfilltrenching & backfill
\$ 350.00			\$ 150.00		\$ 200.00	200.00	lot \$	-	Restoration of site (seeding)
1,750.00			\$ 750.00		\$ 1,000.00	1,000.00	lot \$	_	Miscellaneous fittings, nameplates, connectors
\$ 8,750.00	24		\$ 3,750.00		\$ 5,000.00	500.00	each \$	10	Bollards with HDPE reflector covers - concrete base & filled
\$ 2,100.00	14		\$ 900.00		\$ 1,200.00	1,200.00	each	1	Concrete base & subbase
\$ 350.00	\$		\$ 150.00		\$ 200.00	200.00	lot \$	-	Modify backboard
1,000.00	2		\$ 200.00		\$ 800.00	400.00	each \$	2	Breakers & disconnects 150A & 60A NEMA 3R
	5		\$ 900.00		\$ 1,200.00	1,200.00	each \$	_	Panelboard NEMA 3R (generator power)
\$ 140.00	5.5		\$ 60.00		\$ 80.00	0.20	ft S	400	Wire #12 & 14 AWG (misc control and power
\$ 70.00	5.0		\$ 30.00		\$ 40.00	0.50	ft	80	Cable #4 AWG
\$ 612.50	\$		\$ 262.50		\$ 350.00	1.25	ft S	280	Cable - 3/0AWG
1,693.13	\$		\$ 725.63		\$ 967.50	10.75	ft S	90	Conduit 2" (60ft) & 1" (30ft)
3,840.00	5		\$ 640.00		\$ 3,200.00	3,200.00	each \$	1	Transfer Switch - NEMA 3R - 230A, 3Pole
32,400.00	\$ 1,200.00 \$		\$ 5,200.00		\$ 26,000.00	\$ 26,000.00 \$	each \$	-	Generator, LP gas - 35kW w attentuated enclosure & crane
625.00	\$		\$ 125.00		\$ 500.00	500.00	lot \$	-	Mobilization (const fence/signage)
Cost	Total	Unit	Total	Unit	Total	Unit	Unit Meas.	No. Units	Item
Total	Equipment	Equi	Labor		Material	Mat	Quantity	Qua	
							1.00	Sheet	
							1.00	Est.:	nt
									Engineer: Dubois&King, Inc.
									Project: Building 6 HVAC & roof
							12/20/18	Date:	OPINION OF PROBABLE CONSTRUCTION COST